151.0	0003	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	792,500 /	792,500
USE VALUE:	792,500 /	792,500
ASSESSED:	792,500 /	792,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		BUENA VISTA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CROUCH EDMUND A C --ETAL
Owner 2:	CROUCH-LUSKIN JOAN
Owner 3:	
Street 1:	62 BUENA VISTA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .111 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1501 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4842.000	336,600	3,700	452,200	792,500
Total Card	0.111	336,600	3,700	452,200	792,500
Total Parcel	0.111	336,600	3,700	452,200	792,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 527.98 | /Parcel: 527.98

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	100241
GIS Ref	
GIS Ref	
Insp Date	10/31/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 151.0-0003-0004.0

!11863!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	336,600	3700	4,842.	452,200	792,500		Year end	12/23/2021
2021	101	FV	327,100	3700	4,842.	452,200	783,000		Year End Roll	12/10/2020
2020	101	FV	327,100	3700	4,842.	452,200	783,000	783,000	Year End Roll	12/18/2019
2019	101	FV	251,400	3700	4,842.	423,900	679,000	679,000	Year End Roll	1/3/2019
2018	101	FV	251,400	3700	4,842.	350,500	605,600	605,600	Year End Roll	12/20/2017
2017	101	FV	251,400	3700	4,842.	322,200	577,300	577,300	Year End Roll	1/3/2017
2016	101	FV	251,400	3700	4,842.	293,900	549,000	549,000	Year End	1/4/2016
2015	101	FV	221,900	3700	4,842.	288,300	513,900	513,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:15:52

LAST REV

Date	Time
06/09/16	11:23:41
ekelly	

USER DEFINED

Prior Id # 1:	100241
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11863

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19538-528		12/1/1988		200,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/21/2015	82	Redo Kit	21,600					Renovate existing
8/9/2010	962	Redo Bat	15,000					
10/30/2009	1083	New Wind	12,000					
3/3/1994	172		35,000					KITCHEN & BATH
10/13/1993	514	Manual	1,300					REPLACE STAIRS/RAI

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2015	Permit Insp	PC	PHIL C
3/24/2011	Info Fm Prmt	BR	B Rossignol
10/31/2008	Meas/Inspect	345	PATRIOT
11/18/1999	Meas/Inspect	263	PATRIOT
10/18/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4842		Sq. Ft.	Site		0	80.	1.17	9									452,208						452,200	

Total AC/HA:	0.11116	Total SF/SM:	4842	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	452,208	Spl Credit		Total: 452,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	10	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.34953356
Const Adj.:	0.98145747
Adj $ / SQ:	178.809
Other Features:	91800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	413559
Depreciation:	76922
Depreciated Total:	336637

COMMENTS

648-5343. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1994
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

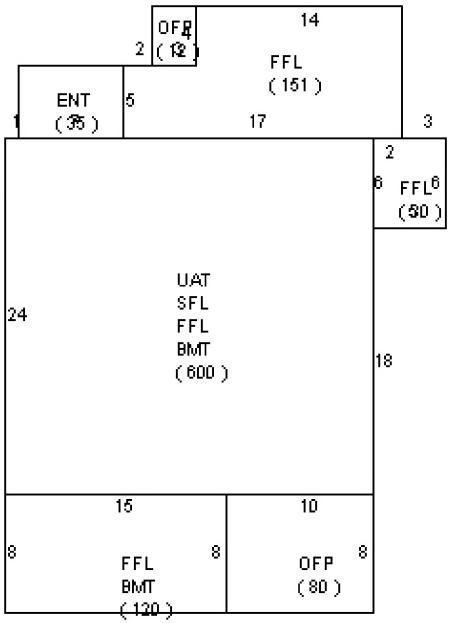
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	178.81
Special Features:	0	Val/Su Net:	134.75
Final Total:	336600	Val/Su SzAd	224.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	901	178.810	161,107
BMT	Basement	720	53.640	38,623
SFL	Second Floor	600	178.810	107,285
UAT	Upper Attic	150	71.520	10,729
OFP	Open Porch	92	33.800	3,109
ENT	ENTRY	35	25.910	907

Net Sketched Area:	2,498			Total:	321,760
Size Ad	1501	Gross Area	2948	FinArea	1501

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 151.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1930	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700